BEG NE COR OF W 2 AC OF N1/2
OF S1/2 OF NW1/4 OF SW1/4, RUN
E 300 FT, S 108 FT, W 300 FT,

CHARLES ADOLPHUS JR
314 NW PITTS GLN
LAKE CITY, FL 32055

2027

17-3S-17-05034-002

BUILDING CHARACTERISTICS

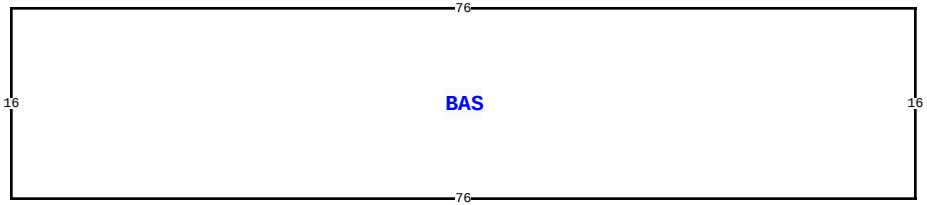
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,240
TOTALS	1,216			1,216	33,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	113.9000	68.34	83,101	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2012 Heated Area: 1216 HX Base Yr 2012



314 NW PITTS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	33,240
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	8,858
TOTAL MARKET VALUE	49,198
SOH/AGL Deduction	14,785
ASSESSED VALUE	34,413
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	9,413
TOTAL JUST VALUE	49,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,198

PRMT:1:1: REPORTED TO OFFICE NO PERMIT//GOT PRMT 1

SALE:1:1: 0.74 AC PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11979	M H	125	12/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0808/1000	7/20/1995	WD	Q	V		4,000

GRANTOR: PITTS

GRANTEE: CHARLES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		00	108.00	300.00	0.74	AC		1.00	1.00	1.26	9,500.00	11,970.00	8,858							

REVIEW DATE 08/14/2015 BY DF Total Acres: 0.74 Total Land Value: 8,858 Market: 0 Agricultural: 0 Common: 8,858 PRINTED 11/17/2026 BY SYS